

THE KENTUCKY BROWNFIELD PROGRAM

KENTUCKY BROWNFIELD UPDATE

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FINDING KENTUCKY'S BROWNFIELDS



Herb Petitjean, Brownfield Coordinator, studies a map of a brownfield site with local officials who are interested in its redevelopment.

We've all seen them—buildings that are vacant, run down and have a questionable environmental history. They dot the landscape of Kentucky from the lakes of west to the mountains of the east. Brownfields are properties that are abandoned or underutilized due to real or perceived contamination. They can include factories, abandoned gas stations, former dry cleaning establishments, illegal dumps, mine-scarred lands and illegal drug labs. There are an estimated 8,000 brownfields in the state. The Kentucky Brownfield Program is looking

at ways to inventory those properties in order to proactively market them and return them to productive use.

Creating an inventory is a monumental task, but when implemented, it will serve as a resource to those wanting to locate a business in Kentucky, wishing to expand a current business or wanting to create a public use area. It will also be a tool for cities that seek to redevelop neighborhoods that have experienced decline. These areas are often blights on the community and do not contribute jobs for the surrounding neighborhoods or tax income for the city. However, by listing and redeveloping these target sites, a city can restore properties to active use, increase the job and local tax base, mitigate public health concerns and improve community image in areas that desperately need to be rehabilitated.

Properties on the inventory will be eligible for brownfield redevelopment incentives that can aid in the assessment and redevelopment of the property. The program staff will be actively marketing the sites to those interested in brownfield redevelopment. By marketing the properties and providing incentives for buyers, it will provide a climate where brownfield redevelopment can become the norm, rather than the exception to the rule.

The Kentucky Brownfield Program already has a mechanism in place to voluntarily submit a property to the inventory. The program Web site was updated to include a page for registering a brownfield. The page includes information and forms for submitting a brownfield property. Eventually, property owners will be able to register a brownfield electronically. A Web interface is being designed with the help of the Environmental and Public Protection Cabinet's Office of Information Services and the Cabinet of Economic Development. This will streamline the process and make it easier for all parties involved. A Web page is also being created for posting the inventory itself. Check out the brownfield inventory registration Web page at <http://www.dca.ky.gov/brownfields/> ♻️

The Kentucky Brownfield Program

Recycling the Commonwealth



14 Reilly Rd.
Frankfort KY 40601
(800) 926-8111
(502) 564-0323
www.dca.ky.gov/brownfields

UPCOMING EVENTS

Retail Cities— Louisville Ky.
Sept. 5-6— Sponsored by the
ICSC and Galt House Hotel
and Suites

National Brownfield
Association Kentucky
Chapter Meeting, Sept. 29,
2006, Maysville, Ky.

Grant Review Party
Oct. 17, 2006
Location TBA

All Appropriate Inquiry Short
Course, Oct. 27, 2006,
Frankfort, Ky.

Brownfields 2006— The
official EPA and ICMA
co-sponsored national
conference on Brownfields
Nov. 13-15, 2006, Boston,
Massachusetts

*For more info on any of these
events please call the Kentucky
Brownfield Program at
1-800-926-8111 or check out our
Web site at:
www.dca.ky.gov/brownfields*



Brownfield Grant Review Party

Well, it's as close to a party as you'll get when it comes to grant writing. Come to our grant review event with copies of your brownfield grant application and receive critiques from brownfield staff as well as from peers that are also going through the same application process. Oct. 17, 2006. Contact Amanda LeFevre for more information (800) 926-8111.



If you are writing an EPA brownfield grant remember that you will need a letter of endorsement from the Brownfield Program in order to complete your application. Call us at (800) 926-8111.

Targeted Brownfield Assessments

The Kentucky Brownfield Program can provide Targeted Brownfield Assessments (TBAs) to local governments and nonprofits free of charge. The TBA includes an "all appropriate inquiries" (phase I environmental assessment), a full phase II environmental assessment, cleanup options and an estimate of costs based on future use and development plans. Assessments are performed on a first-come, first-served basis. TBA application forms and instructional documents can be found in the forms library of the brownfield program Web site at www.dca.ky.gov/brownfields. Contact the Kentucky Brownfield Program for more information.

1-800-926-8111

KENTUCKY CHAPTER OF THE NATIONAL BROWNFIELD ASSOCIATION HOLDS FIRST CHAPTER MEETING IN BOWLING GREEN

The Kentucky Chapter of the National Brownfield Association held its first chapter meeting June 19-20 in Bowling Green, Ky. The National Brownfield Association (NBA), based in Chicago, was established in 1999 as a nonprofit, educational organization dedicated to stimulating the responsible redevelopment of brownfields. The NBA is the premier association for government, businesses and individuals involved in the redevelopment of brownfields. Kentucky's chapter was established late last year, and this conference marks the first of many brownfield-related events in the future.

The conference served as a gathering place for brownfield professionals as well as provided a chance to catch up on the current trends and issues facing brownfield redevelopment here in Kentucky and across the nation. The event featured workshops on the Voluntary Environmental Remediation Program, the marketing of municipally owned properties, and site screening using risk-based screening levels and background. A bus tour of brownfield sites and development projects that Bowling Green is currently tackling was one of the highlights of the conference.

The conference was also a sounding board for those in the industry. Kentucky has had some barriers to redevelopment success and this was a time to discuss those issues. Environmental and Public Protection Cabinet Secretary LaJuana Wilcher opened the floor for discussion, and the participants were able to impart both their frustrations and their ideas for improvement to Secretary Wilcher. Expanded liability coverage, increased incentives, the creation of a brownfield redevelopment authority and simplified state processes were just a few of the ideas offered. The Kentucky Brownfield Program and the Secretary's Office are currently taking those suggestions under advisement and looking at ways policies and procedures can be changed to make the process more user friendly. Speaker of the House Jody Richards was also a valued speaker at the event. Speaker Richards pledged to support initiatives that would support brownfield redevelopment in the state. The next chapter event is planned for Sept. 29, 2006, and will be held in Maysville. ♻️



Speaker Jody Richards, Bowling Green Mayor, Elaine Walker, EPPC Cabinet Secretary LaJuana Wilcher, and Maysville Mayor David Cartmell take a moment to smile for the camera at Kentucky's first NBA chapter event.



THE ABCS OF GRANT WRITING

Ask anyone who has ever had to write a grant and they will tell you that it is not an easy task, and brownfield grants are certainly no exception. Cities, nonprofits and other public entities often depend upon grants and low-interest loan programs to help them with redeveloping brownfield properties. On May 24, 2006, the Kentucky Brownfield Program, in conjunction with the National Brownfield Association, offered a grant writing short course that focused on helping municipalities navigate the world of brownfield grants. The session focused mainly on U.S. EPA grants, which are one of the main sources of brownfield redevelopment monies to communities.

Recently Kentucky communities have had little luck with obtaining the coveted EPA grants. For the past two years, Kentucky has not received any EPA Revolving Loan Fund, assessment or cleanup grants, a trend which the state does not want to continue. The Kentucky Brownfield Program is embarking on a mission to not only increase the quality of brownfield applications, but also the quantity. The program wants to put everyone on an even playing field and provide programs and services that will make communities successful in their bids to receive federal cleanup funds. The workshop was part of this endeavor.

The grant writing course was also meant to get communities thinking about their applications and what they need to compile in order to put together a strong document. The workshop was held early in the year in an effort to get grant writers working on their applications well in advance of the deadlines in the fall. U.S. EPA grant applications are usually announced in October or November and are due in a matter of weeks. If a community waited until the last minute to write a grant, chances are the application would not be as strong as it could be. In addition to providing some know how, the Kentucky Brownfield Program is making its staff available to review grant applications. Often, another set of eyes looking at the documents can identify weak areas and mistakes. It is also hosting a grant review party on October 27 which will offer cities that are writing applications an opportunity to take part in a peer review session (see information box on Page 2).

As mentioned before, the brownfield program is also trying to increase the quantity of grants from the state. Outreach is a major focus for the program. Staff members have been visiting cities, counties and area development districts in an effort to educate officials on resources that are available to them and the services that the program can provide. It is hoped that the outreach will help get cities and counties interested in tackling problem properties. Programs like the grant writing workshop are a pivotal part of the outreach effort. The Kentucky Brownfield Program will continue to provide trainings on topics and issues that impact brownfield redevelopment. ♻️



Speaking from the podium, Leah Yasenchak, with Brownfield Redevelopment Solutions, encourages workshop attendees to compose their grant applications early so they will have ample time to fine tune their work.

ICSC Retail Cities 2006 -Brownfield Transaction Forum Sept. 6, 2006, Louisville, Ky.

ICSC (International Council of Shopping Centers) meetings are a perfect place to establish relationships with developers and retailers who can positively impact your community. This is an opportunity for local government and community representatives to showcase available brownfield sites in their communities and discuss development opportunities with attending retailers and developers. For more information on the conference and the transaction forum call April Jones at (502) 574-1569.

